



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELlicott CITY HISTORIC DISTRICT ■ LAWYERS HILL HISTORIC DISTRICT

3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

VOICE 410-313-2350

FAX 410-313-3042

May Agenda

Thursday, May 4, 2017; 7:00 p.m.

The May meeting of the Historic Preservation Commission will be held at 3430 Court House Drive, Ellicott City, MD 21043. All cases are public meetings where any member of the public may offer testimony. Certain cases, such as requests for Certificates of Approval, are contested cases subject to the County Administrative Procedure Act. Information about participating in Commission cases is available at the Commission's website, www.howardcountymd.gov/Departments/Planning-and-Zoning/Boards-and-Commissions/Historic-Preservation-Commission. Additional information may be obtained from the Department of Planning and Zoning by calling 410-313-2350. Requests for accommodations should be made at least three working days in advance of the meeting.

This Agenda identifies the work proposed and includes comments and recommendations from DPZ Staff. The recommendations included here do not constitute a decision of the Commission.

PLANS FOR APPROVAL

Consent Agenda

1. HPC-16-61c – 1805 Marriottsville Road, Marriottsville, HO-191
2. HPC-17-28 – 8267 Main Street, Ellicott City

Regular Agenda

3. HPC-17-29 – 4730 Sheppard Lane, Ellicott City, HO-907
4. HPC-17-30 – 3744 Old Columbia Pike/3731 Hamilton Street, Ellicott City
5. HPC-17-31 – 8173-8185 Main Street, Ellicott City
6. HPC-17-32 – 8034 Main Street, Ellicott City
7. HPC-17-33 – 8055 Main Street, Ellicott City
8. HPC-17-34 – 8515 Frederick Road, Ellicott City
9. HPC-17-35 – 8307 Main Street, Ellicott City
10. HPC-16-53c – 8526 Frederick Road, Ellicott City

Other Business

11. Rules of Procedure update/vote

CONSENT AGENDA

HPC-16-61c – 1805 Marriottsville Road, Marriottsville, HO-191

Final tax credit claim.

Applicant: Shelly Levey

Background & Scope of Work: This property is listed on the Historic Sites Inventory as HO-191 and is not located in a historic district. According to SDAT the building dates to 1850. The Applicant was pre-approved on September 1, 2016 to make exterior repairs to the main house and smokehouse and interior structural repairs to the main house. The Applicant has submitted documentation that \$6,500.00 was spent on eligible, pre-approved work. The Applicant seeks \$1,625.00 in final tax credits.

Staff Comments: The cancelled check adds up to the requested amount and the work complies with that pre-approved. The work ended up costing less than originally quoted as shown in the pre-approval application.

Staff Recommendation: Staff recommends Approval as submitted for \$1,625.00 in final tax credits.

HPC-17-28 – 8267 Main Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Bridget Graham

Background & Scope of Work: This property is located in the Ellicott City Historic District and is listed on the Historic Sites Inventory as HO-752. The building dates to 1940. The Applicant proposes to remove the spruce tree that was planted between 2009 and 2011 and has grown quite large in that time. The tree is now blocking the view of the historic building and has also caused safety concerns due to its size and ability to block the view of persons behind it.



Figure 1 - Tree in July 2011



Figure 3 - Google Streetview November 2016



Figure 2 – Tree April 2017

The Applicant also proposes to have the lawn area graded, topsoil added, and then sodded in order to repair the damage caused by the July 30, 2016 flood. The front lawn now contains a layer of sand, which is not an ideal condition for growing grass.

Staff Comments: Chapter 9.B of the Guidelines states that work that requires a Certificate of Approval is, “installing or removing landscaped areas in plazas, parking lots, public parks or public rights-of-way. Major changes to the plantings in such landscaped areas, including planting or removing trees or large shrubs.” The tree is not historic and was only planted sometime within the last 6 to 8 years. The tree has grown quite large and is now blocking the view of the historic Post Office building that now serves as the headquarters for Howard County Tourism and Promotion. The cherry tree, shrubs and other vegetation seen in Figure 3 will remain.

Staff Recommendation: Staff recommends Approval as submitted.

REGULAR AGENDA

HPC-17-29 – 4730 Sheppard Lane, Ellicott City, HO-907

Tax credit pre-approval for interior alterations.

Applicant: Daniel J. Standish

Background & Scope of Work: This property is listed individually on the National Register of Historic Places and was added in 2008. This property is also listed on the Historic Sites Inventory as HO-907, Richland Farm. The Applicant seeks tax credit pre-approval to install a non-intrusive air conditioning system in the main house. The application explains that the system is “intended to preserve the structure of the house, maintain its durability and reduce the effects of moisture and humidity, including adverse impacts on flooring and mold and mildew throughout the house.” The house is currently cooled through the use of window units, which the Applicant explained does not address the moisture, humidity, mold and mildew issues.



Figure 4 - Front of house

The application explains the architecture/construction of the house: “The main house at Richland Farm (HO-907) was constructed in three main phases – 18th century (log kitchen and central log section of house); 1846 – parlor and second story bedroom; and 1920 (rear addition with bedrooms and baths). The 18th century and 1846 sections of the house sit above the soil. The flooring is constructed on support logs/beams that, in turn, are situated on a cobblestone perimeter that is between 6” and 18” in height, depending on the section. The 1920s addition includes a basement, although due to its age and openings associated with pipes from past water wells and a coal chute, the walls allow in moisture despite our improvements to rain gutters and exterior grading intended to direct water away from the house.”



Figure 5 - Condenser to be located by grill on rear of house



Figure 6 - Aerial view of house

The application goes on to explain that the high humidity levels in the house during the summer are causing harm to the house – the flooring in the living room from the original log sections sags and mold and mildew flourish in the house in the summer months, which can be seen on furniture.

The Applicant stated that he has researched traditional air conditioning systems and has determined the Sila system best meets the needs of the historic home as it does not require intrusive ductwork that would destroy historic interior features. The Sila air conditioning system disperses air through a piping system that is put in the basement, attic and walls. The air is conveyed into each room through a two-inch circular outlet, instead of installing ductwork on the original log or horsehair plaster walls. The outside condenser will be located on the rear of the 1920s addition by the grill.



Figure 7 - View of house

Staff Comments: Section 20.112 of the County Code states that eligible work includes “work that is necessary to maintain the physical integrity of the structure with regard to safety, durability, or weatherproofing.” Staff finds the proposal qualifies for tax credits as a central air conditioning system will protect this National Register historic building from further mold and mildew damage as explained in the application. The proposed air conditioning system appears to be a good fit for a historic house with the complexities of the additions on this house and will not damage original historic interior features. The National Park Service Preservation Brief #26, ‘The Preservation and Repair of Historic Log Buildings’ states, “Since excessive moisture promotes and hastens both fungal and insect attack, it should be dealt with immediately...the foundation grade should be sloped to ensure drainage way from the building.” The Applicant has already tried to change the grade away from the building, but it did not address the overall moisture issue that presents itself in the summer months. Staff finds this solution is needed for the long term preservation of this building, which has been continuously owned by the same family for 8 generations.

Staff Recommendation: Staff recommends tax credit pre-approval as submitted.

HPC-17-30 – 3744 Old Columbia Pike/3731 Hamilton Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Kimberly Kepnes

Background & Scope of Work: This property is located in the Ellicott City Historic District. The building dates approximately to the 1840s-1850s. The Applicant proposes to construct a deck in the rear yard along Hamilton Street/Parking Lot D. A few of the details on the deck have changed from the application that was submitted. The deck will be constructed out of cedar wood stained Cape Cod Gray and will be shaped like a trapezoid and sit on concrete piers 21 inches from the ground. The deck will be 25 feet wide at the back along the parking lot and flare out to 30 feet wide in the courtyard. Excluding the steps, the deck platform will be 10 feet deep. The deck will have open stairs the entire width to create a more natural transition to the yard. The Applicant proposes to use black metal railings with silver horizontal safety rails. The railings will have 42-inch high posts with 36-inch wide cables spaced 3 inches apart. The existing mulched area will be graded as needed in order to construct the deck. This new deck plan can be seen in Figure 10.

The supplementary information provided to Staff also states that the preferred colors and materials for the deck would be gray stained cedar wood or Trex for the decking and stair top, with black for the riser and deck skirting.



Figure 8 - Proposed location of deck



Figure 9 - Proposed location of deck

The purpose of the deck is to provide a raised platform for a variety of events, such as having bands or yoga, but that can also be used during normal business hours for seating purposes.

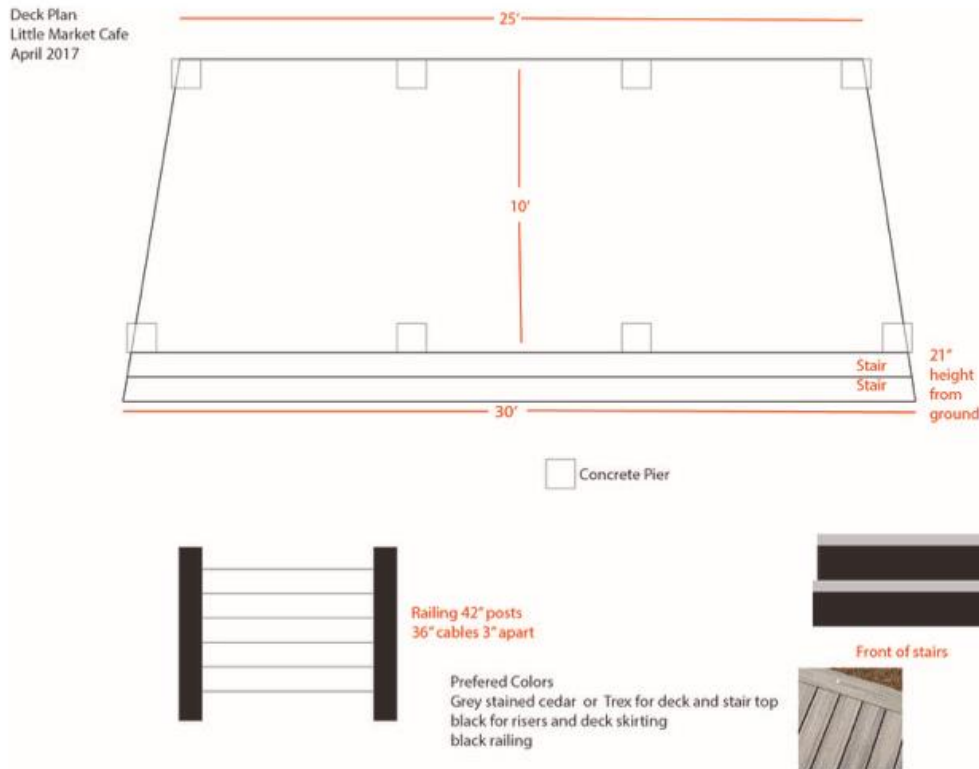


Figure 10 - Amended deck plan

Staff Comments: This request is not for a typical deck, as it is not for a residential structure and it will be visible from the public right-of-way. Staff finds the proposal should be evaluated as street furniture, given the commercial location and purpose of the proposed deck. The proposal complies with Chapter 10.C of the Guidelines, which recommends, “use street furniture that is simple in design and constructed of traditional materials such as wood and dark metal” and “particularly along the commercial section of Main Street, place street furniture in areas where the sidewalk is wider or where adjacent public open space (such as the plaza next to the railroad museum) provides a more spacious public environment.” The proposed deck will be located in the private courtyard along Tonge Row, in an area where there is a more spacious environment, as recommended by the Guidelines. Staff finds the proposed use of Trex does not comply with the Guidelines.

Chapter 7.B of the Guidelines deals specifically with the construction of new porches and decks and recommends that they be “simple in design and should not alter or hide the basic form of the building.” The proposed deck will be detached from the building and is more of a landscape feature/patio for the commercial use of the area.

Staff discussed this application with the Department of Inspections, Licenses and Permits as this portion of the property appears to be in the floodplain. The deck may not be able to be constructed because of this, but if it is allowed, will be required to withstand certain flood velocities.

Staff Recommendation: Staff recommends Approval contingent upon approval from the Department of Inspections, Licenses and Permits and the Department of Public Works, and that cedar wood should be used. Staff recommends Denial of Trex decking and stairs.

HPC-17-31 – 8173-8185 Main Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Bruce T. Taylor, M.D.

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The Applicant has submitted an application for retroactive approval for the construction of a concrete and stone patio that replaced the previously existing wood deck that was destroyed in the July 30, 2016 flood and alterations to the rear addition. The application states:

“Replace former stone wall from rear of 8191 to rear of 8173 at edge of Tiber River, which was washed out by 7/30/16 flood with new wall in same location, with stone apron to prevent washout. Build wall of stone to height of former safety fence of wood which sat atop stone wall. Wrap wall to East side of 8173 to meet SE corner of building with steps to replace wooden privacy wall and steps of wood. Replace wood deck with concrete deck behind 8173-8181 as wooden deck, privacy wall and steps were destroyed in flood of 7/30/16. Replace wooden privacy wall with board on board wooden fence atop wall in alley. Wooden steps and boardwalk in alley replaced in like kind by neighbor. Replace former lights at deck that were at foot of railing with lights atop new stone wall. Replace damaged window and doors on rear of each building with like kind, except one door to nowhere on East wall of rear, 8181, replaced with a window for safety.”

The Applicant has provided the additional information below via email:

- 1) There will be 14 lantern lights on the top of the wall along the river (where the current pipe stubs are now, evenly spaced).
- 2) The handrail would be on the right as you descend the steps, in brown, with pickets similar to the attached photo (Vinyl over metal).
- 3) Other than the change from a door with a Juliette balcony to the window above the entry door, the fenestration on the rear of 8181 is returned to how it has been (in kind replacement) for at least the last 22 years. I suspect it never got built exactly to the plan of 1989.
- 4) We have decided that it will be best to build the 38-foot long privacy wall from the alley as a four foot high board on board on top the stone wall, similar to the photo in the application, with a 42 inch wide gate of similar, board on board material to match the siding of 8181.

Staff Comments: The previously existing deck is minimally visible in aerial photography, as shown below in the image from 2015. However, the file for this building only shows the following work being approved in July 1989 for the rear of the building: construction of an at grade wooden deck behind 8181 Main Street, construction of a concrete retaining wall along bank of the Tiber River, installation of doors and windows on the rear of the building in accordance with the submitted plans, and residing the rear portion of the building with cedar siding in accordance with the submitted plans.

As seen in Figure 11, the plans from July 1989 were for a smaller deck than what was destroyed in the July 30, 2016 flood. At some point the deck was expanded beyond the original approval, which also did not include privacy walls.

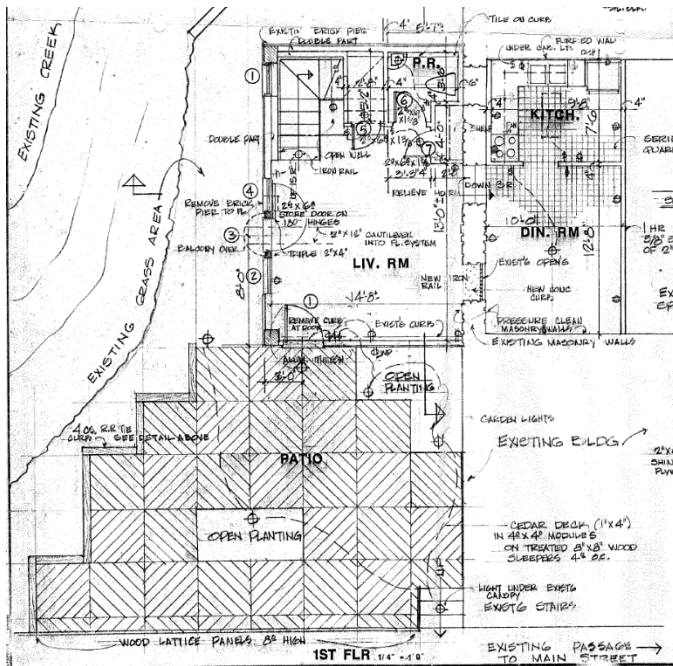


Figure 11 - Plans from 1989



Figure 12 - Aerial view from 2015 of deck before flood



new steps, deck and proposed rail and 6ft privacy fence with four foot wide five foot eight barn door.

Figure 14 - Proposed privacy wall and barn door



Figure 13 - Existing conditions

The concrete patio and stone retaining wall (see Figures 20 and 21) comply with Chapter 9.D of the Guidelines, which recommends “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way” and “construct new terraces or patios visible from a public way from brick, stone or concrete pavers designed to look like indigenous stone.” The Guidelines recommend against “new patios of poured concrete slabs in readily visible locations.” The patio is a poured concrete slab, but is not in a readily visible location. Additionally, the stone walls comply with the Guidelines and are the focal point of the patio. The Applicant included a small photograph of the river and wall during an April 2017 rainstorm and the water was held away from the building by the stone wall.



**Figure 16 -
Proposed wood
fence**

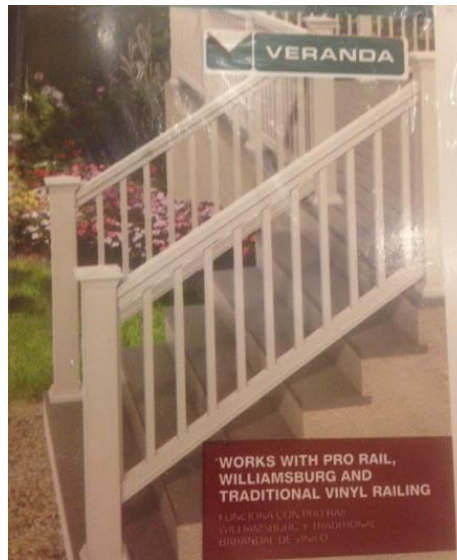


Figure 17 - Proposed vinyl railing

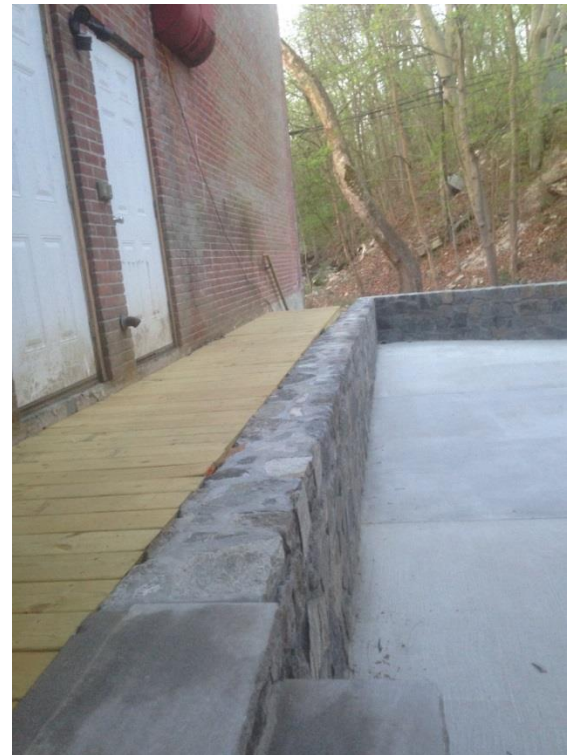


Figure 15 - Location of proposed fence

The Applicant proposes to install a wood board on board fence and sliding barn door along the wall shown in Figures 14 and 15 and a brown vinyl railing along the stairs shown in Figure 13 and 14. Staff finds this proposal uses too many materials and recommends simplifying the application to using a black iron or aluminum railing along the wall and staircase. There are several styles of simple black metal railings that have been used throughout town that would better complement the stonework on this patio than the wood board fence and vinyl railing. Chapter 9.D of the Guidelines recommends, “install open fencing, generally not more than five feet high, of wood or dark metal. Use closed wood fences only for side and rear yards in areas where a precedent exists. Construct closed wood fences of painted vertical boards, with straight or angled rather than scalloped tops.” Staff does not find a precedent exists for a closed board fence in this location and finds an open black metal fence would better complement the space and function in the same manner as the closed board fence. A privacy fence is unnecessary in this location as the patio looks to the side of a building and Staff was told by the Applicant that the patio would have no commercial use on it.

The proposed light fixtures are a copper color, which comply with Chapter 9.E of the Guidelines, “use dark metal or a similar material.” There will be 14 evenly spaced lantern heads installed on the stone wall. The proposed wall lights comply with Chapter 9.E recommendations, “use freestanding lights that are no more than six feet high for individual residential properties and no more than 14 feet high for commercial or institutional properties or for groups of residences.”



Figure 19 - Proposed light fixture



Figure 18 - Existing patio and wall where light fixtures will be installed



Figure 21 - Existing patio



Figure 20 - View of existing patio

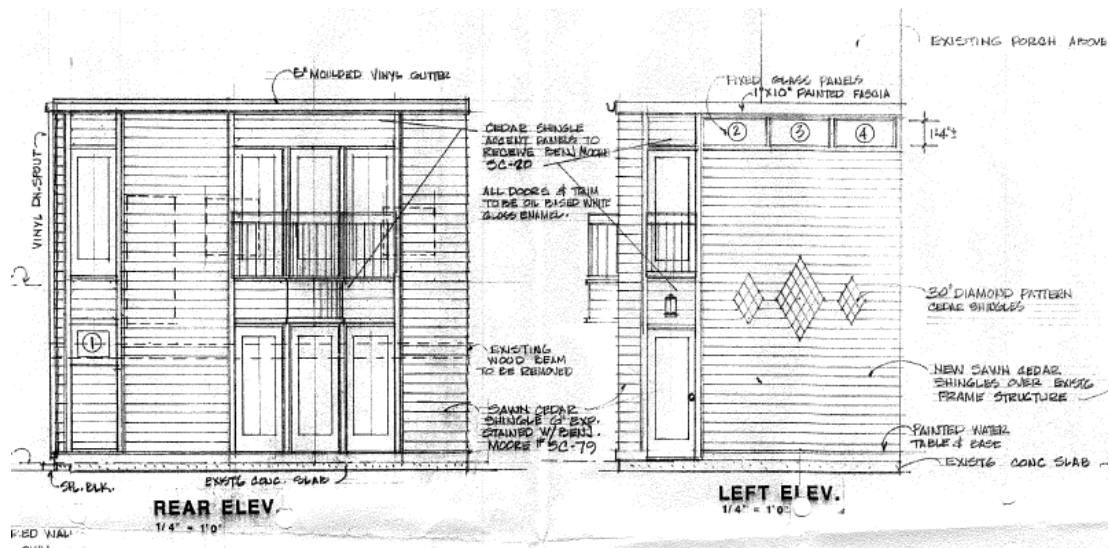


Figure 22 - Plans from 1989

The Applicant has stated that the repairs to the rear were in-kind to match how the building has looked for the last 22 years, other than changing a door to a window for safety. The Applicant said the addition was most likely not built according to the approved 1989 plans. The rear addition, as seen in Figure 23, is modern in design and the alterations to the approved plans are not drastic. However, the entire side of the building has been resided and the two back door openings, including the second floor balcony, have been enclosed with cedar siding, reducing the openings. There should be three door spaces opening on to the deck, instead there are two. There should be the same three openings below the deck, instead there are two windows. While the details are slightly different, the symmetry remains the same and the integrity of the building is not affected by the changes. The side of the building has two windows that are not on the approved plans. The window above the door is supposed to be a door with a small Juliette balcony; however, the existing window is less intrusive. The paired windows to the right of the door are not on the drawings but match the other windows in design and style and do not detract from the building's integrity. The alterations comply with Chapter 7 recommendations for new construction additions.

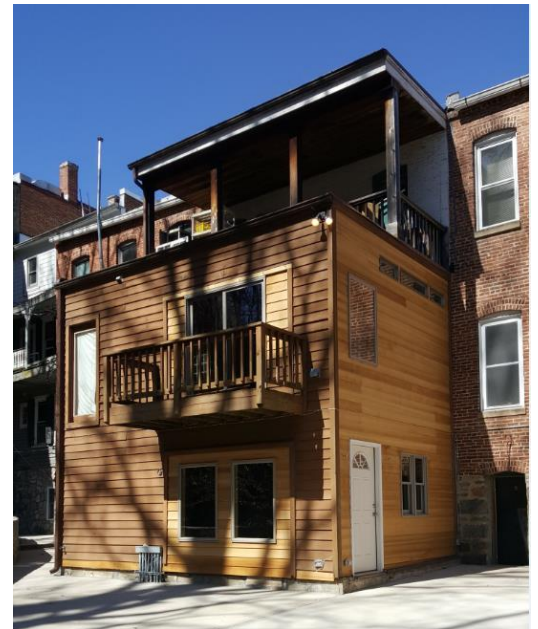


Figure 23 - Existing conditions

Staff Recommendation: Staff recommends retroactive Approval as submitted for the work that has already been done to the stone wall, patio and rear addition. Staff recommends retroactive Approval of the enclosures of the doorways, the additional windows added to the building, and the switching of the door to a window. Staff recommends Approval of the proposed lighting fixtures. Staff recommends Denial of the proposed vinyl railing and board on board fence and barn door. Staff recommends an alternate railing and fence style, such as a black metal fence, be used.

HPC-17-32 – 8034 Main Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Mi Hwa Jang

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The Applicant seeks retroactive approval for a business sign, but has submitted three options for the sign, all of which are scaled down versions of the sign that is currently up. The Applicant also has placed a sign in the window which will need to be approved.

The Applicant has proposed three variations for the main business sign as shown in Figure 24.



Figure 24 - Proposed signs

The sign will be 4 feet tall by 1.5 feet wide for a total of 6 square feet on a 3/8 inch thick wood board. The image for the sign will be a digital print on the wood board. The sign will have a chocolate brown background with white text and will read on 6 lines:

Lamp
&
Gift
Web site
Photocustomlamp.com
443 325 5887

There is an existing sign on the right side of the building for the upper floor tenant spaces, as shown in Figure 25. The Applicant has designed the proposed sign to mimic the shape of this existing sign. The Applicant has already installed a flat mounted business sign on the left side of the building, circled in red in Figure 25. One of the proposed signs above from Figure 24 will replace this flat mounted sign on the left side of the building.



Figure 25 - Existing signs

Staff Comments: The flat mounted sign generally complies with Chapter 11 recommendations for signs. The sign will “use simple, legible words and graphics” and “use a minimum number of colors, generally no more than three.” The sign does not have a lot of text, but Staff finds the use of ‘website’ is unnecessary and can be removed from the sign. The sign has a significant amount of dead space between the text and the sign could be shortened in height and increased in width to accommodate adding “www” to the website, if desired. The proposed and existing flat mounted signs would better match if the proposed sign is reduced in height and increased slightly in width.

The flat mounted sign will be made out of wood, with the graphic applied over it. This complies with Chapter 11.A recommendations, “use historically appropriate materials such as wood or iron for signs and supporting hardware.” The sign will be flat mounted against the building and the size complies with the recommendations for flat mounted signs, “in most cases, limit the area of signage to one-half square foot of sign area for each linear foot of primary street frontage, with a limit of eight square feet in area for any one sign.”

Chapter 11.B recommends, “if more than one sign is used to identify a building’s tenants, use signs that are similar in scale, harmonious in style and color, and located symmetrically or uniformly on the building.” The proposed flat mounted sign is similar in scale and style to the existing sign. While the proposed brown color does not clash with the existing sign, it also does not tie into the colors on the building. Staff recommends the Applicant consider a black and white sign, which would better complement the colors used on the building and comply with Chapter 11.A recommendations, “coordinate sign colors with the colors used in the building façade.”

The window sign does not comply with Chapter 11.A of the Guidelines and uses too many colors and contains an advertising message rather than identifying the establishment. Aside from using a similar font, it does not tie in well to the flat mounted business sign and detracts attention away from the flat mounted business sign. If a window sign is desired, Staff recommends the Applicant consider using a vinyl decal sign, which would need to be submitted for approval.

Staff Recommendation: Staff recommends Approval of the proposed flat mounted sign, but recommends the sign be shortened in height to remove excess dead space, increased in width to properly accommodate the website and changed to a black background to better match the building. Staff recommends Denial of the window sign.

HPC-17-33 – 8055 Main Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Rebuilding Together Howard County

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930. The Applicant proposes to replace two wood garage doors and a flush wood pedestrian door located on the rear of the building in Tiber Alley.

The wood garage doors would be replaced with steel panel garage doors painted gray to match the exterior wall. The proposed garage doors would be two 16-panel doors shown in Figure 26, which look similar to the existing 15-panel doors.

The existing rear wood door is a flush door that is in visibly poor condition. The Applicant proposes to replace this door with a five-paneled wood door painted gray to match the exterior of the building. This door is recessed into the rear of the building.



Figure 26 - Proposed garage doors



Figure 27 - Existing garage doors

Staff Comments: Chapter 6.H of the Guidelines recommends against “using flush doors without trim or panels, or doors with small windows or staggered glass openings on historic buildings or on non-historic buildings in a highly visible location.” The proposed pedestrian door, shown in Figure 29, is more appropriate and complies with Chapter 6.G Guidelines, as it is a paneled wood door, which the Guidelines recommend using.

There are no specific recommendations for garage doors in the Guidelines, however the proposed garage doors are very similar to the existing in style and design. While the proposed garage doors are not wood, the overall look will remain the same and metal is a more common material for garage doors. The change of material for the garage doors will not negatively impact the integrity of the building or historic district.

Staff Recommendation: Staff recommends Approval as submitted.



Figure 28 - Existing door



Figure 29 - Proposed door

HPC-17-34 – 8515 Frederick Road, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Rebuilding Together Howard County

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the house dates to 1920. The Applicant proposes to replace the roof, siding, windows and gutters on the front portion of the house as outlined below:

1. Replace existing gray 3 tab asphalt shingle roof with a new Tamko gray 3 tab fiberglass asphalt shingle roof.
2. Replace existing half round gutters with K-style gutters in the color white.
3. Replace existing wood and vinyl windows with new Pella wood 1:1 windows.
4. Replace existing white wood lap siding, plywood and T-111 siding with white HardiePlank lap in the Beaded Cedarmill style.

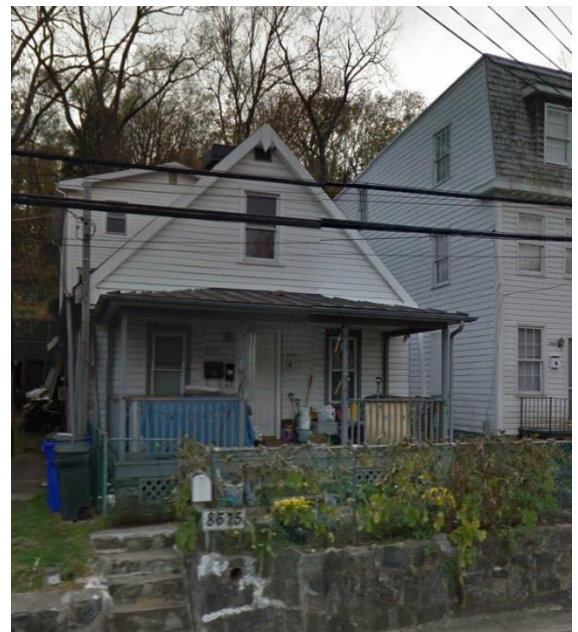


Figure 30 - Existing conditions

Staff Comments: Staff reviewed the case file for this building and found the case history was relevant to the application currently before the Commission.

Case History

This property previously came before the Commission in 2001, 2004 and 2007. This property came before the Commission in 2001 (case 01-02) to rebuild the front porch, replace the front door, replace the metal porch roof, and replace and install half round gutters and downspouts.



Figure 31 - Photo from 2001

In May 2004 the current owner applied to the Commission in case 04-30 to increase the pitch and height of the front gable. The plan elevations specifically state that the existing windows and doors were to remain. In this application the current owner also proposed to remove the asbestos shingle siding and repair the wood siding underneath, restore the wood siding where visible, and add new wood siding in other areas.



Figure 33 - Photo from 2004

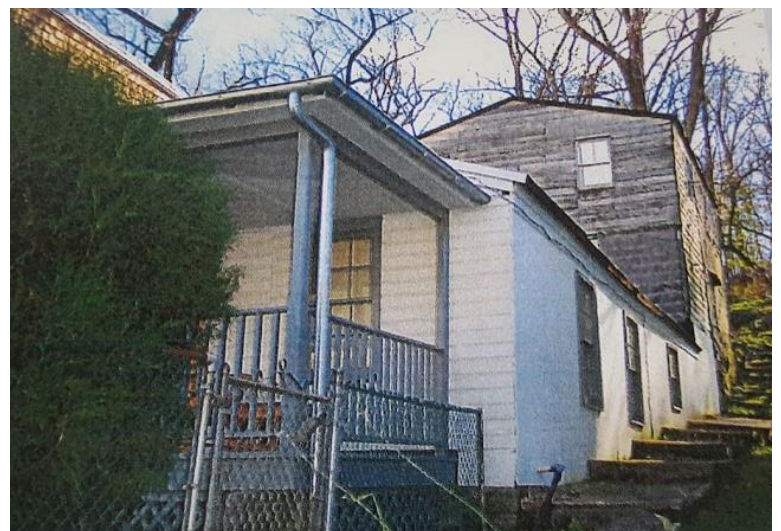


Figure 32 - Side of house, 2004



Figure 34 - Photo from 2007, front and side of house



Figure 35 - Photo from 2007, side of house

In 2007 the current owner submitted an application to install HardiePlank fiber cement siding on the entire house instead of wood. The photos from 2007 show that siding had been removed from the house since the 2004 application was made. The windows on the front of the house were 6:6 in 2004. The 6:6 windows appeared to be historic wood windows. In 2007 the windows were 1:1. The windows on the remainder of the house were also mostly 6:6 in 2004; there was a 4:4 window on the side of the house and the windows on the front second floor of the rear addition were 2:1. In 2004 the front door had been replaced in accord with the 2001 application and was a full lite door with craftsman detail. By 2007 this door was no longer on the building, and the 6:6, 4:4 and 2:1 windows had also been removed and replaced with 1:1 windows. In addition, the openings for the 6:6 windows on the front porch and side of the front portion of the house, appear to have been made smaller when the windows were replaced. These changes were not approved. The building now generally appears to be in same condition that it was in 2007.

In 2007 the Commission had concerns with approving HardiePlank siding, as outlined in the Decision and Order for this case, which states:

- 1) The Commission did not want to approve HardiePlank for the entire building because approval on this case would set a precedent for other homes in the vicinity.
- 2) The Commission and the Guidelines are mostly concerned about the street view of historic properties.
- 3) The sides and rear of the subject property are not visible from the street and the rear probably gets little or no sunlight and is prone to moisture, and for those reasons HardiePlank would be appropriate for the sides and rear of the building.
- 4) The mix of siding types on the side of the building is unattractive, and the coherent look that HardiePlank would bring to that area would improve the appearance of the building.
- 5) The front of the one-story portion of the building and the front of the two-story section of the building are both visible from the street, and therefore HardiePlank is not appropriate for those locations.

The 2007 Decision and Order also states, "In an effort to ensure that the Applicant clearly understood what the Commission wants him to do, he was given a marked-up copy of the drawing he had submitted to clearly show the areas that will be HardiePlank and the areas that will be wood." The entire front of

the house (both front and rear portions) was supposed to be wood siding. The front of the house is wood siding, but the lap siding was installed incorrectly and the siding does not line up, especially where the windows were removed and replaced with smaller windows, as shown in Figure 36 below.



Figure 36 - Incorrectly installed siding

Current Proposal

The existing roof is not historic and is already an asphalt shingle. The proposed replacement roof complies with Chapter 6.E recommendations, "...use asphalt shingles that are flat, uniform in color and texture and of a neutral color." The porch roof is a metal roof and the Applicant said they are not proposing to replace it.

The proposed gutters will be white K-style, but Staff recommends half round gutters be used instead, as it is a more historically appropriate style. Staff relayed this information to the Applicant, who said they would prefer to use K style gutters since they have a larger capacity and are cheaper. The existing gutters appear to be in fine condition, but the downspouts do need attention. Staff recommends the Applicant reuse the gutters that are in working condition and only add new gutters and downspouts where needed. Chapter 6.E recommends, "use gutters and downspouts of painted metal or prefinished aluminum in a color consistent with the building's exterior walls or trim. Locate downspouts along natural vertical lines and corners of the building." The existing downspouts are somewhat tied into the corners of the buildings, but are a mismatch of styles and colors and need to be better affixed into the corners. Some of the gutters and downspouts appear to have been replaced when they were applied for in 2001, as seen in the photos submitted in 2004. However, by 2007 some of the downspouts appear to have been disconnected.

The application indicates that the current windows on the house are a mix of vinyl and wood. The Applicant proposes to replace all of the windows on the front portion of the house with wood Pella windows painted white. As mentioned in the case history above, the photographs and elevations from 2001 and 2004 show that the historic windows on the building have been removed without approval, and the window openings on the front and side appear to have been filled in with smaller windows inserted in the new openings. Chapter 6.H of the Guidelines recommends, "replace inappropriate modern windows with windows of appropriate style. If documentary evidence of the original windows is available, choose new windows similar to the original. Otherwise, select windows appropriate to the period and style of the building" and "restore window openings that have been filled in, using physical, pictorial or documentary evidence to accurately restore the building's historic appearance." Chapter

6.H of the Guidelines recommends against the changes that were done to the original windows. Staff recommends the windows be replaced with 6:6 windows, to match the windows that were removed without approval, and that the window openings be restored to the proper size on the front and side of the front portion of the building.

Other Violations

The current application is for limited work to the front portion of the building. However, the windows were altered on the rear portion of the building without approval.

The front door was changed without approval. Staff recommends the previously approved craftsman full lite door be reinstalled or recommends the owner submits a new application for the door. Staff recommends using the previously approved style of door, or the door that was on the building in 2001, which was a 1 lite over 2 vertical panel door.

The application in 2007 to install HardiePlank siding on the sides and rear of the building has since expired. If the owner wants to do any work to the rear portion of the building which is not being addressed by the current application, then the owner will need to submit a new application for that work.

Staff recommends the owner submit an application to remedy these violations as soon as possible.

Staff Recommendation:

- 1) Staff recommends the windows on the front portion of the house be replaced with 6:6 wood windows to match the windows that were removed without approval, and the size of the window openings be restored to the original size.
- 2) Staff recommends wood siding be used on the front façade of the house and HardiePlank be used on the sides of the front portion of the house, as approved by the Commission in 2007.
- 3) Staff recommends the HardiePlank be the smooth instead of the wood grain, as painted wood siding does not have a wood grain.
- 4) Staff recommends Approval of the replacement roof as submitted.
- 5) Staff recommends the existing gutters in working condition be reused and new half round gutters and downspouts be added as needed.
- 6) Staff recommends Denial of K style gutters and downspouts, which are not historically appropriate.

HPC-17-35 – 8307 Main Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Kate Ansari

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930. This application was originally posted as Minor Alteration case MA-17-21, but was removed due to an objection. The Applicant seeks retroactive approval to make alterations to the emergency egress railing as they had to add a perpendicular railing to attached to the parallel railing, as shown below in Figure 37. The parallel railing as shown in Figure 38 was determined to be a Minor Alteration in case MA-17-10. The addition of the perpendicular section of railing was needed to comply with the plans submitted to the Department of Inspections, Licenses and Permits (DILP).

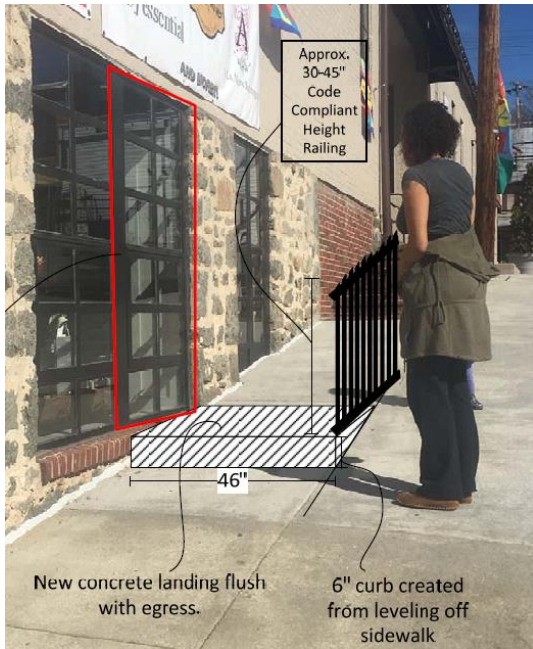


Figure 38 - Original railing design



Figure 37 - Current proposal

Staff Comments: Staff worked with DILP on this application. While the code does not explicitly require a railing of this arrangement, DILP did require this arrangement to properly identify the stairs and avoid a trip hazard. The application still complies with Chapter 9.D recommendations, “install open fencing, generally not more than five feet high, of wood or dark metal” and “construct new site feature using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.”

Staff Recommendation: Staff recommends Approval as submitted.

HPC-16-53c – 8526 Frederick Road, Ellicott City

Final tax credit approval.

Applicant: Kevin Breeden

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1920. This application was continued from the April 6, 2017 meeting as the Commission had questions that could not be answered without the Applicant in attendance. The Applicant was pre-approved for tax credits in August 2016 to make emergency foundation repairs due to the July 30 flood. The Applicant has submitted documentation showing that the following work was done:

- 1) Remove damaged foundation wall and build new concrete block wall for \$7,875.00.
- 2) Chimney removal – the chimney collapsed into its shaft because the foundation and wall that were supporting it washed away in the flood. This was unknown until the work had started and cost \$1,200.00.
- 3) Jack hammered and removed existing concrete slab from entire basement and hauled to dumpster. Contractor dug two 12”x12”x8” deep piers and filled with concrete and installed two 6’ columns for new support. Installed one 30” sump crock in the corner of the basement at the

height of the finished concrete. Dug 6" around perimeter of basement and installed continuous 4 inch perforated pipe and connected both sides into sump crock. Covered pipe with gravel ready for concrete slab. Poured 4" concrete pad in entire basement and finished smooth. Cost of work was \$7,985.00.

Staff Comments: The total cost of work related to the foundation was \$17,060.00. However, the only work that was pre-approved was to rebuild the foundation that was damaged by the flood. This would include all of Item #1 and part of Item #3. Installation of the sump pump system would not be eligible for this tax credit. Staff is unsure if the pouring of the concrete pad would qualify, and requests the Commission make a determination if this work was part of the foundation repair.

Staff Recommendation: Staff recommends Approval of Item #1 for tax credit pre-approval and Item #3 for tax credit pre-approval with the costs of the sump pump system removed. Staff recommends Approval of the pouring of the concrete pad for tax credit pre-approval if the Commission determines this work was part of the foundation repair.

OTHER BUSINESS

Rules of Procedure Update

The Historic Preservation Commission will consider amendments to the Commission's Rules of Procedure at the May 4, 2017 meeting. The amendments are generally related to: updating outdated sections, making technical corrections, and updating procedures for tax credits and minor alterations. The proposed amendments have been available on the Commission's website 30 days before the May 4 meeting: www.howardcountymd.gov/Departments/Planning-and-Zoning/Boards-and-Commissions/Historic-Preservation-Commission.

*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.

Susan Overstreet, AICP
Acting Executive Secretary

Samantha Holmes
Staff, Historic Preservation Commission